

**Vacation request for Ninovan Road SE, south of Tapawingo Road  
vacated property to be included in Onondio Cove Subdivision**

**Right-of-Way Vacation & Abandonment Evaluation Matrix**

9/15/2014

| <b>Item</b>                   | <b>Comment</b>   |
|-------------------------------|--|
| <b>Request</b>                | Satpal Sahni 8/28/2014 vacation application, part of proposed Onondio Cove Subdivision   |
| <b>Existing conditions</b>    | Paved street   |
|                               |  |
| <b>Public Works</b>           | Existing street can be vacated if no lots are landlocked. Water and sewer lines can be adjusted with subdivision. Turnaround required at street end.   |
| <b>Planning &amp; Zoning</b>  | Some private improvements currently in right-of-way. Any vacation should include condition that no proposed lots are without access to a public street. No zoning issues, vacated land zoned RS-12.5 |
| <b>Parks &amp; Recreation</b> | No projected public park or recreation use.  |
|                               |  |
| <b>Utility Companies</b>      |  |
| <b>Dominion</b>               | No response  |
| <b>Verizon</b>                | Need signed easement from future property owner for relocated facilities   |
| <b>Cox</b>                    | Drop to one house must be removed.   |
| <b>Washington Gas</b>         | No response  |



TOWN OF VIENNA, VIRGINIA

MAYOR AND TOWN COUNCIL

APPLICATION FOR VACATION OF AN ALLEY OR PUBLIC WAY

APPLICATION NO. \_\_\_\_\_ -VAC  
NON-REFUNDABLE \$100.00 APPLICATION FEE

LOCATION OF PROPERTY (include map): Adjacent to 911 Ninovan Road SE, Onondio Lot 7A

PRESENT USE OF PROPERTY: Driveway access to 910, 911, 916 and 922 Ninovan Road SE

REASON FOR REQUESTING THE VACATION OF THE ALLEY OR PUBLIC WAY: \_\_\_\_\_

The travelway for Ninovan Road SE terminates at (Onondio) Lot 10 and the area to be vacated provides no public use.

REQUESTOR NAME: Satpal S. & Carolyn J. Sahni

ADDRESS: 916 Ninovan Road SE, Vienna, VA 22180

TELEPHONE AND EMAIL: (703) 338-8800 ssahni@mindspring.com

SIGNATURE OF REQUESTOR: Satpal Sahni Carolyn J. Sahni

SUBMITTAL REQUIREMENTS:

- Non-refundable \$100 application fee.
- Accurate drawing or sketch of public property proposed for vacation.

NOTICE - APPLICANT RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH VACATION

1. Applicant should refer to Alley Vacation and Abandonment Procedure available from the Public Works Department.
2. If investigation by Town staff and utility companies indicates a continuing public need for the property, the vacation request will **not be scheduled** for Town Council consideration and the applicant notified.
3. All adjacent property owners will be notified and invited to participate in any Town Council meetings to discuss this vacation request.
4. If Town Council endorses disposal of public property, **the applicant will be responsible for survey, record research, plat and deed preparation and other associated costs.**
5. Article 2, Chapter 20, of Title 15.2 of the Code of Virginia specifying a set procedure for appointing viewers, determining values, etc., for any vacation of street rights-of-way will be followed.
6. The applicant shall **pay the value of the parcel** being vacated.

(OFFICE USE ONLY)

FILING FEE PAID: \$100.- DATE RECEIVED: 8/28/14 RECEIVED BY: RMG

TOWN COUNCIL ACTION: APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

DENIED: \_\_\_\_\_ DATE: \_\_\_\_\_

TABLED TO: \_\_\_\_\_ DATE: \_\_\_\_\_

REMARKS: \_\_\_\_\_

**TOWN OF VIENNA, VA**  
**General Receipts**

|             |            |
|-------------|------------|
| White       | - DPW      |
| Yellow      | - Customer |
| Pink & Gold | - Finance  |

Secured By: SWAN HOMES, LLC Phone# 703-338-8800

Address: 910 Ninoran Rd SE

LOCATION - NAME: Onondio Cove Subdivision

Address \_\_\_\_\_

**PAID**

AUG 28 2014

Town of Vienna, VA

10-31820

☐ 10-31622 Street Cut/Work

☐ 10-31899 Miscellaneous/Other

TYPE OF PERMIT:

Alley Variation

TOTAL COST OF PERMIT: \$

100-

G- No

5627



SANITARY SEWER

(B)  
A) MANHOLE  
TOP = 427.74  
INV. CUT = 414.57 (TO B)

(B)  
A) ——— (B) 147.3' - 8" SANITARY SEWER @ 0.46%

(B)  
B) MANHOLE  
TOP = 426.39  
INV. IN = 415.93 (FROM A)  
INV. CUT = 415.84 (TO C)

(B)  
B) ——— (B) 238.6' - 8" SANITARY SEWER @ 0.43%

(B)  
C) MANHOLE  
TOP = 425.14  
INV. IN = 411.46 (FROM B)  
INV. IN = 414.57 (FROM SOUTH)  
INV. IN = 414.60 (FROM WEST)  
INV. CUT = 414.54 (TO NORTH)

(B)  
C) ——— (B) 279.2' - 8" SANITARY SEWER @ 0.47%

(B)  
D) MANHOLE  
TOP = 423.84  
INV. IN = 413.22 (FROM C)  
INV. IN = 413.16 (TO NORTH)

STORM SEWER

$\left(\frac{U}{1}\right)$  CURB INLET  
 TOP = 423.56  
 INV. IN = 419.46 (FROM WEST)  
 INV. OUT = 419.42 (TO 2)

$\left(\frac{U}{1}\right) \longrightarrow \left(\frac{U}{2}\right)$  39.9' - 15' RCP @ 0.52%

$\left(\frac{U}{2}\right)$  YARD INLET  
 TOP = 423.43  
 INV. IN = 419.21 (FROM 1)  
 \* INV. OUT = 419.01 (15' RCP TO NORTH)  
 \* PIPE SIZE VERIFIED

$\left(\frac{U}{3}\right)$  YARD INLET  
 TOP = 419.91  
 \* INV. IN = 414.09 (15' RCP FROM WEST)  
 \* INV. OUT = 413.96 (TO 4)  
 \* PIPE SIZE VERIFIED

$\left(\frac{U}{3}\right) \longrightarrow \left(\frac{U}{4}\right)$  40.1' - 15' RCP @ 3.38%

$\left(\frac{U}{4}\right)$  CURB INLET  
 TOP = 420.03  
 INV. IN = 412.69 (FROM 3)  
 INV. OUT = 412.56 (TO 5)

$\left(\frac{U}{4}\right) \longrightarrow \left(\frac{U}{5}\right)$  83.2' - 15' RCP @ 6.43%

$\left(\frac{U}{5}\right)$  MANHOLE  
 TOP = 415.46  
 INV. IN = 407.21 (FROM 4)  
 INV. OUT = 406.65 (TO 5)

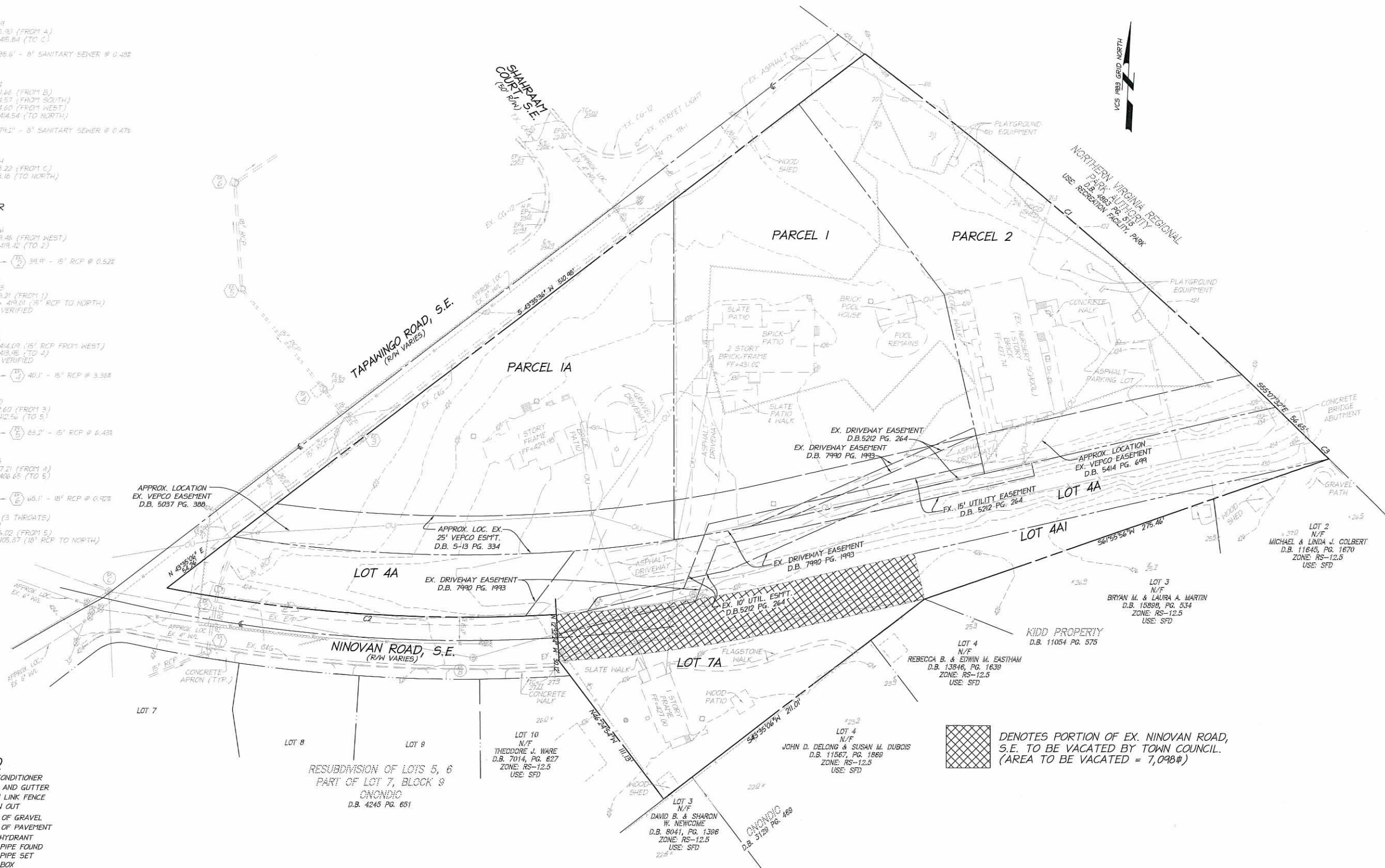
$\left(\frac{U}{5}\right) \longrightarrow \left(\frac{U}{6}\right)$  68.1' - 10' RCP @ 0.92%

$\left(\frac{U}{6}\right)$  YARD INLET (3 THROATS)  
 TOP = 410.92  
 INV. IN = 406.02 (FROM 5)  
 INV. OUT = 405.67 (18' RCP TO NORTH)

|      |                         |
|------|-------------------------|
| A/C  | AIR CONDITIONER         |
| C/G  | CURE AND GUTTER         |
| CLF  | CHAIN LINK FENCE        |
| □    | CLEAN OUT               |
| EG   | EDGE OF GRAVEL          |
| EP   | EDGE OF PAVEMENT        |
| ⊙    | FIRE HYDRANT            |
| IPF  | IRON PIPE FOUND         |
| IP5  | IRON PIPE SET           |
| ⊞    | MAIL BOX                |
| —w—  | OVERHEAD UTILITY        |
| —SS— | SANITARY SENEK LINE     |
| ⊞    | SIGN                    |
| —U—  | UNDERGROUND UTILITY     |
| ⊙    | UTILITY POLE WITH LIGHT |
| ⊙    | UTILITY POLE            |
| ⊙    | WATER METER             |
| ⊙    | WATER VALVE             |
| WDF  | WOOD FENCE              |

### CURVE DATA

| CURVE | RADIUS   | ARC LENGTH | TANGENT | DELTA ANGLE | CHORD LENGTH | CHORD BEARING |
|-------|----------|------------|---------|-------------|--------------|---------------|
| C1    | 2787.82' | 330.70'    | 165.54' | 6°47'48"    | 330.50'      | N 58°31'26" W |
| C2    | 980.00'  | 251.92'    | 126.66' | 14°43'44"   | 251.23'      | N 84°52'01" E |
| C3    | 2814.92' | 9.49'      | 4.74'   | 0°11'35"    | 9.49'        | S 55°01'46" E |



DENOTES PORTION OF EX. NINOVAN ROAD,  
S.E. TO BE VACATED BY TOWN COUNCIL.  
(AREA TO BE VACATED = 7,098#)

**UNLOCK YOUR LAND'S  
POTENTIAL**

**LD**

9401 CENTREVILLE ROAD, SUITE 300  
MANASSAS, VIRGINIA 20110

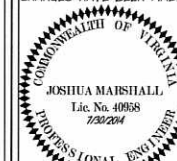
EXISTING  
CONDITIONS

ONONDIO  
COVE

TOWN OF VIENNA, VIRGINIA

[illegible]

I HEREBY CERTIFY THAT  
OTHER THAN THE REVISION  
SHOWN HEREON, NO OTHER  
CHANGES HAVE BEEN MADE



SCALE:  
1" = 30'

SHEET 2  
OF 16

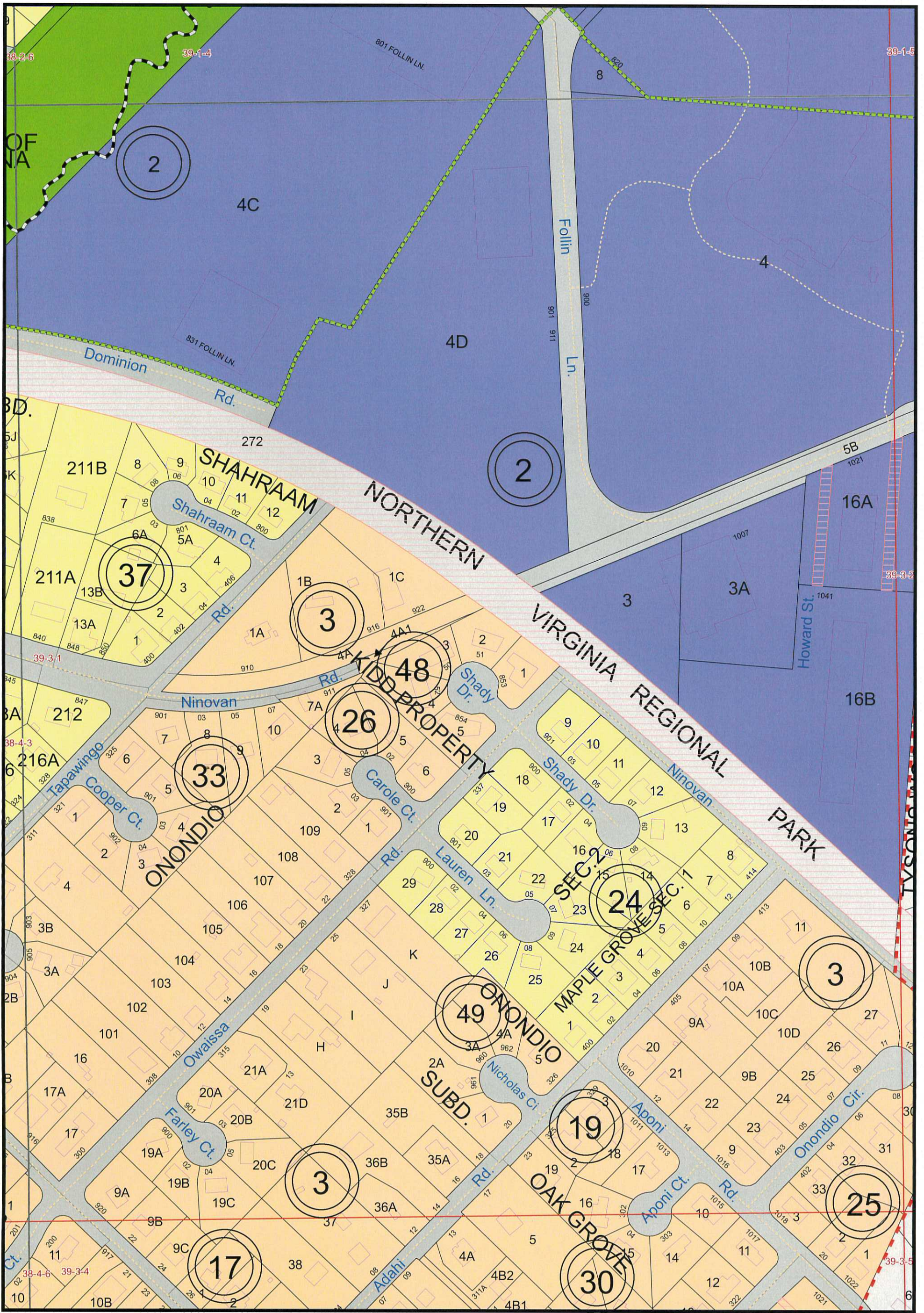
DATE: 11/11/20


|          |    |
|----------|----|
| JULY, 20 |    |
| DRAFT:   | CH |

|        |    |
|--------|----|
| DRAFT: | CH |
| MEP    | JO |

FILE NUMBER  
14033-1-0-38







**Town of Vienna**  
Planning & Zoning

**Zoning Map**

|                           |                    |                             |                       |   |
|---------------------------|--------------------|-----------------------------|-----------------------|---|
| <b>Legend</b>             | <b>Residential</b> | <b>Commercial</b>           | <b>Industrial</b>     | <b>Chesapeake Bay Preservation Area</b> |
| Parcels Outside TOV       | RS-10              | Local (C-1)                 | Limited (CM)          | Resource Protection Area (RPA)          |
| Parcels Inside TOV        | RS-12.5            | Special (C-1A)              | Industrial Park (CMP) | Resource Management Area (RMA)          |
| Vienna Town Boundary      | RS-16              | Pedestrian (C-1B)           |                       |   |
| Easement                  | RTH                | General (C-2)               |                       |   |
| Hydrology Polygon         | RM-2               | Other                       |                       |   |
| Vienna 11 x 17 Index Grid |                    | Transitional (T)            |                       |   |
| Fairfax County Tax Grid   |                    | Parks and Conservation (PC) |                       |   |
|                           |                    | Park (PR)                   |                       |   |

**Windover Heights Historic District**

Historic District

**Scale**

100 50 0 100 200 Feet 1 inch = 200 feet

This scale is only valid on 11 x 17 sheet

**Index Map**

NE NW SE SW

28-3 28-4 29-3  
38-2 38-3 39-1  
38-4 38-5 39-2  
48-1 48-2 49-1  
48-3 48-4 49-3

**39-3-1**

Print Date: February 1, 2010